# Duplex For Sale
# Andorra, Ordino , AD300 Ordino

## 2,405,000 €

### QUICK SPEC

| | |
|---|---|
| Year of Construction | 2019 |
| Bedrooms | 4 |
| Half Bathrooms | |
| Full Bathrooms | 5 |
| Total Surface approx | 580 m2 - 6,243 Sqf.Ft. |
| Plot Surface approx | POA m2 - POA Sqf.Ft |
| Parking | 3 Cars |
| Property Type | Duplex |

### TECHNICAL SPECIFICATIONS

New exclusive duplex for sale in full nature, with high-end elements, with all the details for maximum comfort and unbeatable views. Located very close to Ordino and a few minutes from the cable car that accesses the Vallnord ski area. Private garage and air conditioning system. The elegant property for sale of 580m² is divided into four en suite bedrooms and five bathrooms, with a quiet terrace of 113m²; in addition to parking closed box of three seats. New luxury residential development in a privileged and private area of the Parish of Ordino. Exclusive and unique urban development in the Principality of Andorra. Architects: Rafael de La-Hoz Ricard de Deusand

### PROPERTY FEATURES

Bedrooms 4

- Rooms in Suite - 4

Bathrooms

- Total Bathrooms - 5
- Full Bathrooms - 5

Other Rooms

- Large designer kitchen
- Two night areas
- Generous office

Heating and Cooling

- Cooling Features: Central A/C
- Heating Features: Central Furnace

Interior Features

- Security System
- Private Elevator
- Integrated LED lighting
- Electric shutters

Exterior and Lot Features

- Quiet terrace of 113m²
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Pool and Spa

- No Pool
- No Spa
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Land Info

- Lot Size: POA m2 - POA Sqf.Ft

Garage and Parking

- Garage Spaces: 3
- Parking Spaces: 3,

School Information

- The Parish of Ordino has three schools (primary and secondary) that correspond to two of the three educational systems that coexist in the country: the Andorran system, the French system and the Spanish system. Just minutes away, in other parishes, you will find private international schools, government-funded private schools (in keeping with the Spanish model) and one professional training school, as well as two conventional, presence-based universities and two online universities.

Amenities and Community Features

- There are many advantages to living in Ordino. Among others, you are sure to enjoy the magnificent Vallnord ski area. Endless ski slopes, top-notch services of all sorts, elite sports events on the world calendar and countless different activities and events associated with the ski world for the entire family to enjoy. In the summer, the ski slopes become steep descents for mountain biking lovers.
- Golf lovers will find a very special place in Ordino. Hidden amid spectacular forests is the Ordino Golf Club and Pitch & Putt Par 3, offering a 9-hole course with double tees. This par 33 course is ideal for all golfers, from beginners to professionals, and is moreover the only floodlit driving range in the country (covered and uncovered).
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Building and Construction

- Living: 280 m2 - 3,013 Sqf.Ft
- Year Built: 2018
- Flooring: parquet floors & ceramic tiling
- Levels or Stories: 2
- Structure Type: Modern
- House Style: Duplex
- Window Features: Impact Glass

## OTHERS

- Mountain View
- City Views
- Panoramic views

## ABAUT THE AREA

The Parish of Ordino is an ideal place to live for those who enjoy a peaceful and serene lifestyle. The careful urban and architectural development of Ordino has enabled the parish to preserve all the magic of an area that stands out for its magnificent forests and breathtaking landscapes. In the winter, residents enjoy the snow sports in the Vallnord ski area. In the summer, the more moderate temperatures and the green of the mountains are an open invitation to enjoy outdoor activities. Ordino accommodates the offices of national institutions and services, in addition to the “Comú” or Parish Council of Ordino. Vallnord | There are many advantages to living in Ordino. Among others, you are sure to enjoy the magnificent Vallnord ski area. Endless ski slopes, top-notch services of all sorts, elite sports events on the world calendar and countless different activities and events associated with the ski world for the entire family to enjoy. In the summer, the ski slopes become steep descents for mountain biking lovers.
Golf | Golf lovers will find a very special place in Ordino. Hidden amid spectacular forests is the Ordino Golf Club and Pitch & Putt Par 3, offering a 9-hole course with double tees. This par 33 course is ideal for all golfers, from beginners to professionals, and is moreover the only floodlit driving range in the country (covered and uncovered).
Recreation, entertainment | Culture, shopping, great restaurants, mountain hikes, incredible green areas, indoor and outdoor sports! When you live in Ordino you are sure to enjoy a wide range of activities with the great advantage that they vary with the seasons.